

11. FULL APPLICATION - ERECTION OF A NEW STORAGE BUILDING TO PROVIDE STORAGE FACILITIES FOR THE ESTATE RANGER SERVICE OF THE NATIONAL PARK (FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS UNDER PLANNING REFERENCE NP/SM/1017/1043) AT PUMP FARM, SCHOOL LANE, WARSLOW (NP/SM/0721/0816, P6601/ALN)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. This is a revised proposal to construct a new building containing a workshop and two machinery storage bays to the south east of the traditional barn at Pump Farm.
2. The building would be shorter in length than previously approved and would have amended materials for the north east and south east elevations.
3. The building would conserve the character of the traditional barn and the Warslow Conservation Area.
4. The application is recommended for conditional approval.

Site and Surroundings

5. Pump Farm is located on the south eastern edge of the village of Warslow. Access is gained from School Lane to the north. The property consists of a farmhouse, a range of traditional former farm buildings to the east of the house, and a range of modern farm buildings to the south. The property is within the Warslow Conservation Area and is considered to be on the edge of the named settlement of Warslow for planning policy purposes.
6. Pump Farm is owned by the National Park Authority as part of the Warslow Moors Estate. Following planning permission in 2017, the traditional barns to the east of the farmhouse have been converted to office and storage space. It is now in active use as a base for the management of the Estate and other Authority activities in the area (such as conservation volunteers). The farmhouse is currently vacant and awaiting refurbishment. The land is let on seasonal grazing and mowing arrangements pending longer term decisions being made on the future of the farm.
7. The 2017 permission also allowed for the demolition of an adjacent blockwork shed and replacement with a new building (as an extension to the barn) to provide a workshop and three machinery storage bays. The blockwork shed has been demolished but the new extension has not been constructed. The footprint of the demolished extension, together with land to the south-east and south-west form the red edged site area of the current application.

Proposal

8. This is a revised proposal for a new storage building. It would be shorter than the extension approved in 2017, consisting of a workshop and two machinery storage bays, rather than three. Its overall length would be 13.5m by 6.1m wide, with a height of 3.5m to the eaves. The 2017 approval saw the rear (north east) elevation clad in natural stone. As amended it would be clad in vertical timber boarding instead. The gable end would be clad in timber boarding above a shallow concrete base, rather than a larger natural stone base plinth previously approved.

RECOMMENDATION:

That the application be **APPROVED** subject to the following conditions:

1. **3 year time limit**
2. **In accordance with amended plans**
3. **Timber boarding including barge board to be stained a dark brown colour at the time of erection**
4. **Remove when no longer required for land management purposes.**

Key Issues

Impact on heritage assets and the character of the area.

History

December 2017 – Planning permission granted for demolition of existing agricultural building and replacement with a modern storage building, and the change of use of the existing traditional building, to provide storage and office facilities for the Estate Ranger Service of the National Park.

August 2008 – consent granted for proposed roofed building to existing agricultural feed areas. September

1990 – consent granted for erection of slurry store and timber building.

Consultations

Highway Authority – no response to date

District Council – no response

Parish Council – no response to date

Authority's Archaeologist – no archaeological comments

Representations

None

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3

Relevant Local Plan policies: DME1, DMC3, DMC5

National Planning Policy Framework

9. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was last revised and republished in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management Policies document 2019. Policies in the Local Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Local Plan and more recent Government guidance in the NPPF.
10. Paragraph 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
11. Part 16 of the National Planning Policy Framework deals with conserving and enhancing the historic environment.
12. GSP1, GSP2, jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
13. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
14. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.
15. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest
16. Development Management Policy DME1 allows for buildings and structures necessary for the purposes of agriculture provided that they are functionally required and close to the main group of buildings wherever possible and in all cases relates well to existing buildings and landscape features; are not in isolated locations requiring obtrusive access tracks, road or services; respect the design of existing buildings and building traditions; avoid adverse effects on the area's valued characteristics and avoid harm to the setting, fabric and integrity of the Natural Zone.
17. DMC3 states that development will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

18. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and advises that development affecting non-designated heritage assets that fails to do so will only be supported if it is considered to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

Assessment

Principle of Development

19. The principle of a new replacement building to serve the storage needs of the estate base has already been accepted through the 2017 planning permission. A building is still considered to be reasonably necessary for land management purposes in accordance with policy DME1. As amended the building would be shorter in length and so overall the impact of its massing in relation to the adjacent barn and the Conservation Area would be less.

Impact on the character and appearance of the area

20. The main consideration is the proposed changes to the external appearance of the building. As previously approved the rear (north east) elevation was to be clad in natural stone to match that on the adjacent traditional barn. As amended the elevation would be clad in vertically boarded timber. This is a more lightweight material but it would still provide a simple and unobtrusive finish that is agricultural in character. Consequently the building would harmonise with its surroundings when viewed from the road into the village to the north.
21. The proposed change to the gable end would be less conspicuous because that elevation faces towards other buildings on the site. The omission of the previously approved stone clad base plinth is acceptable because the revised treatment of timber panelling brought down almost to ground level is a suitable alternative.
22. The 2017 scheme showed the provision of car parking spaces to the south-east of the building and these were to be screened from views to the north by a new drystone wall. As amended the parking spaces would still be provided but the wall would be omitted, and instead a new native hedgerow would be planted along the north eastern boundaries of the site. A hedgerow is an acceptable alternative treatment, which along with the prevailing land levels, will adequately screen parked vehicles from view.

Other Considerations

23. Due to the separation distances involved and the nature of the site as a working farm, the proposed building would not have any adverse impact upon the privacy and amenity of any neighbouring residential properties.

Conclusion

24. This amended scheme for a workshop and vehicle storage building is necessary for land management purposes and is well related to the existing buildings at Pump Farm. The proposals would conserve the character of the adjacent traditional buildings and the wider Conservation Area. The application is recommended for approval.

Human Rights

25. Any human rights issues have been considered and addressed in the preparation of this report.

26. List of Background Papers (not previously published)

27. Nil

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